1999 - 19086

MILLARD PARK REPLAT 5

LOTS 1A THROUGH 14B, INCLUSIVE, AND 15 THROUGH 50, INCLUSIVE, BEING A REPLATTING OF LOTS 327A THROUGH 331B, INCLUSIVE, AND LOT 341, MILLARD PARK, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA

Filed For Record 6-16-99 at 4:10 P
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Sarpy County, NE
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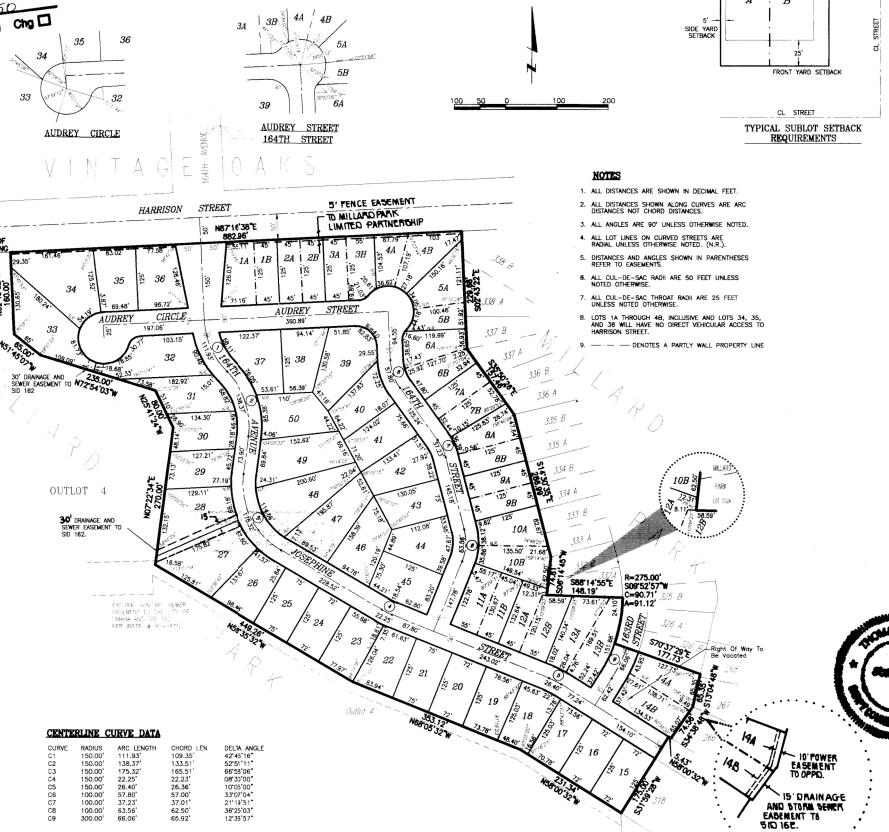

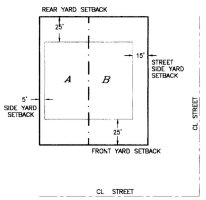

TYPICAL SUBLOT SETBACK REQUIREMENTS

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LEN	DELTA ANGLE
C1	150.00'	111.93'	109.35'	42°45'16"
C2	150.00'	138.37'	133.51'	52°51'11"
C3	150.00'	175.32'	165.51'	66°58'06"
C4	150.00'	22.25'	22.23'	08°29'00"
C5	150.00'	26.40'	26.36'	10°05'08"
C6	100.00'	57.80'	57.00'	33°07'04"
C7	100.00'	37.23'	37.01'	21°19'51"
C8	100.00'	63.56'	62.50'	36°25'03"
C9	300.00'	66.06'	65.92'	12°36'57"

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
8. LOTS 1A THROUGH 48, INCLUSIVE AND LOTS 34, 35, AND 38 WILL HAVE NO DIRECT VEHICULAR ACCESS TO HARRISON STREET.
9. ——— DENOTES A PARTLY WALL PROPERTY LINE

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points, corners and ends of curves on the boundary of the plat and that a bond has been posted to ensure that permanent monuments will be placed at all angle points, corners and ends of curves on all lots and streets in the subdivision to be known as MILLARD PARK REPLAT 5 (Lots 1A through 14B, inclusive, AND Lots 15 through 50, inclusive) being a replatting of Lots 327A through 331B, inclusive, AND Lot 341, MILLARD PARK, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows: Beginning at the northeast corner of Outlot 4, MILLARD PARK; Thence North 87°16'38" East (bearings referenced to the Final Plat of MILLARD PARK) for 662.26 feet parallel with and 50.00 feet south of the north line of the Northwest Quarter of Section 15, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska to the northwest corner of Lot 328D, MILLARD PARK; Thence South 02°43'22" East for 228.68 feet to the northwest corner of Lot 327A, MILLARD PARK; Thence South 39°56'26" East for 157.48 feet to the northwest corner of Lot 329D, MILLARD PARK; Thence South 14°37'35" East for 286.99 feet to the northwest corner of Lot 332B, MILLARD PARK; Thence South 08°14'45" West for 74.81 feet to the southwest corner of Lot 332A, MILLARD PARK; Thence South 88°14'55" East for 148.19 feet to the southwest corner of said Lot 332A, MILLARD PARK; Thence along a curve to the right (having a radius of 275.00 feet and a long chord bearing South 08°52'57" West for 90.71 feet) for an arc length of 91.12 feet along the west right of way line of 163rd Street to the extended south line of Lot 326D, MILLARD PARK; Thence South 75°37'09" East for 177.73 feet along said south line to the southeast corner of said Lot 326D, MILLARD PARK; Thence South 17°04'48" West for 65.35 feet to the southeast corner of Lot 267, MILLARD PARK; Thence South 34°38'48" West for 74.56 feet to the southwest corner of Lot 266, MILLARD PARK; Thence North 58°00'32" West for 5.43 feet along the north right of way line of Josephine Street to the extended west line of Lot 318, MILLARD PARK; Thence South 31°59'28" West for 175.00 feet along said west line to the southwest corner of said Lot 318, MILLARD PARK; Thence west and north along the north and east line of said Outlot 4, MILLARD PARK, for the next eight courses: (1) Thence North 58°00'32" West for 231.34 feet; (2) Thence North 66°05'32" West for 353.12 feet; (3) Thence North 59°35'32" West for 449.26 feet; (4) Thence North 07°22'34" East for 270.00 feet; (5) Thence North 23°41'24" West for 80.00 feet; (6) Thence North 72°54'03" West for 235.00 feet; (7) Thence North 51°45'07" West for 65.00 feet; (8) Thence North 02°43'22" West for 160.00 feet to the Point of Beginning. Contains 16.78 acre.

Robert D. Proett, L.S. 379 — Date: Jan 7, 1999

ROBERT D. PROETT LS-379 LAND SURVEYOR STATE OF NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, MILLARD PARK LIMITED PARTNERSHIP, a Nebraska Limited Partnership, DODGE DEVELOPMENT, INC., a Nebraska Corporation, General Partner, OWNER, and FIRST NATIONAL BANK OF OMAHA, MORTGAGEE, being the sole OWNER and MORTGAGEE of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets, and to be numbered and named as shown hereon, said subdivision to be hereafter known as MILLARD PARK REPLAT 5 (Lots 1A through 14B, inclusive, AND Lots 15 through 50, inclusive) and we do hereby ratify and approve of the disposition of this property as shown on this plat; and we do hereby dedicate to the public the streets as shown on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and U.S. West Communications and to any company which has been granted a franchise under the authority of the Board of Commissioners of Sarpy County, Nebraska to provide Television System in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, downguys and anchors, cables, conduits and other related facilities; and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, and power and for the transmission of signals and sounds of all kinds including signals provided by cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land abutting the front and side boundary lot lines of all lots; an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five foot (5') wide strip of land abutting all cul-de-sacs. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted. EXCEPT that no easements are granted along the party wall property line. The party wall property line is denoted by a dot/dash line.

PETITION

KNOW ALL MEN BY THESE PRESENTS: That We, MILLARD PARK LIMITED PARTNERSHIP, a Nebraska Limited Partnership, DODGE DEVELOPMENT, INC., a Nebraska Corporation, General Partner, OWNER, and FIRST NATIONAL BANK OF OMAHA, MORTGAGEE, being the sole OWNER and MORTGAGEE of the land described within the Land Surveyor's Certificate, hereby petition the Commissioners of Sarpy County, Nebraska, to vacate that part of 163rd Street as previously platted within the boundaries of Lots 14A and 14B.

MILLARD PARK LIMITED PARTNERSHIP, a Nebraska Limited Partnership
DODGE DEVELOPMENT, INC., a Nebraska Corporation, General Partner, Owner

By: W.L. Morrison, Jr., President

FIRST NATIONAL BANK OF OMAHA, Mortgagee

By: Robert J. Woods, Vice-President

ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska } SS
County of Douglas }

On this 8th day of January 1999 A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared W. L. MORRISON, JR., who is personally known to me to be the identical person whose name is affixed to the above instrument as President of DODGE DEVELOPMENT, INC., a Nebraska Corporation, a General Partner of MILLARD PARK LIMITED PARTNERSHIP, a Nebraska Limited Partnership and he did acknowledge his execution of the foregoing Dedication and Petition to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Notary Public

GENERAL NOTARY-State of Nebraska KRISTY J. GREGATH My Comm. Exp. Jan. 25, 2000

State of Nebraska } SS
County of Douglas }

On this 12th day of January 1999 A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared ROBERT A.J. HOWE, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice-President of FIRST NATIONAL BANK OF OMAHA, and he did acknowledge his execution of the foregoing Dedication and Petition to be his voluntary act and deed as such Officer and the voluntary act and deed of said Bank.

Witness my hand and official seal the date last aforesaid.

Notary Public

GENERAL NOTARY-State of Nebraska TRACY MORRISON My Comm. Exp. Dec. 24, 1999

COUNTY SURVEYOR'S CERTIFICATE

This plat of MILLARD PARK REPLAT 5 was reviewed by the Sarpy County Surveyor's Office this 12 day of January 1999.

Sarpy County Surveyor

COUNTY TREASURER'S CERTIFICATE

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR DELINQUENT

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE ATTACHED PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE. GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF JANUARY 1999.

Sarpy County Treasurer by Nancy Eicker

APPROVAL OF COUNTY PLANNING COMMISSION

This plat of MILLARD PARK REPLAT 5 was approved and accepted by the Sarpy County Planning Commission on this 6th day of January 1999.

Chairman, Sarpy County Planning Commission

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

This plat of MILLARD PARK REPLAT 5 was approved by the Sarpy County Building Inspector on this 12th day of January 1999.

Sarpy County Building Inspector

APPROVAL OF THE SARPY COUNTY COMMISSIONERS

This plat of MILLARD PARK REPLAT 5 was approved by the Sarpy County Board of Commissioners on this 12th day of January 1999.

Attest: Sarpy County Clerk

Chairman, Sarpy County Board of Commissioners

lamp, rynearson & associates, inc.
engineers surveyors planners
14710 west dodge road, suite 100
omaha, nebraska 68154-2029
ph 402 496 2498
fax 402 496 2730

MILLARD PARK REPLAT 5
SARPY COUNTY, NEBRASKA

FINAL PLAT

drawn by: cet
designed by: RDP
reviewed by:
revisions:
path\filename: 92019\92019P501
references:

job number-tasks: 92019.03-004
book page
date: DEC. 30, 1998
sheet: 1 of 1

C:\DWG\92[illegible] Fri Jan 08 07:27:32 1999 Lamp, Rynearson & Associates (aet)